

STATE OF OHIO DEPARTMENT OF COMMERCE

11/6/08

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

Owners Name(s):

Date: _____, 20_____

Owner is is not occupying the property. If owner is occupying the property, since what date: _____

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

Public Water Service	Holding Tank	Unknown
Private Water Service	Cistern	Other
Private Well	Spring	
Shared Well	Pond	
Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?		

Do you know of any current leaks, backups of other material problems with the water supply system

Yes No If "Yes", please describe:

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

Owner's Initials _____ Date ____/___

Purchaser's Initials	Date	/
----------------------	------	---

Property Address_____

B) SEWER SYSTEM: The nature Public Sewer		vstem servicing the proper Private Sewer	ty is (check appropria Septic			
Leach Field	1	Aeration Tank	Filtratio			
Unknown		Other				
If not a public or private sewer, date Do you know of any current leaks, b If "Yes", please describe:	ackups or other material	problems with the sewer	system servicing the	property?	Yes	No
If owner knows of any leaks, backup years), please describe and indicate a	s or other material probl any repairs completed:	lems with the sewer syste	m since owning the p	roperty (but	not long	er than the past 5
Information on the operation and ma board of health of the health district C) ROOF: Do you know of any cu If "Yes", please describe:	in which the property is rrent leaks or other mate	located. erial problems with the ro		e from the de Yes No		t of health or the
If owner knows of any leaks or other please describe and indicate any repr						an the past 5 years),
D) WATER INTRUSION: Do yo property, including but not limited to If "Yes", please describe and indicated of the second	any area below grade, I	basement or crawl space?	Yes No	excess moist	ure or ot	her defects to the
Do you know of any water or moistuice damming; sewer overflow/backu If "Yes", please describe and indicat	p; or leaking pipes, plun	nbing fixtures, or appliance	ces? Yes No	-	-	ture condensation;
Purchaser is advised that every home encouraged to have a mold inspection Yes No If "Yes", please	n done by a qualified ins		ad the property inspec	cted for mold	l by a qu	alified inspector?
E) STRUCTURAL COMPONENT Do you know of any movement, shift problems with the foundation, basen Yes No If "Yes", please	ting, deterioration, mate nent/crawl space, floors,	erial cracks/settling (other	than visible minor cr	acks or blem		
If owner knows of any repairs, altera (but not longer than the past 5 years)				entified above	e, since o	owning the property
Do you know of any previous or cur If "Yes", please describe and indicat			es No			
F) MECHANICAL SYSTEMS: I not have the mechanical system, may YES	k N/A (Not Applicable)		vith the following me	-	ems? If NO	your property does
1) Electrical	/ 110/11/11	8) Water softe	ner	1 1.0		1 1/ 2 1
2) Plumbing (pipes)		a. Is water s	oftener leased?			
3) Central heating		9) Security Sy	stem			
4) Central Air conditioning			system leased?			
5) Sump pump		10) Central vac	uum			
6) Fireplace/chimney		11) Built in app	liances			
7) Lawn sprinkler		12) Other mech	anical systems			
If the answer to any of the above que not longer than the past 5 years).						ning the property (bu
Owner's Initials/	Date/	Purch	aser's Initials		Date _	/

(Page 2 of 4)

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No If "Yes", please describe: ______

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe:

H) PRESENCE OF HAZARDOUS MATERIALS: Do you kno	ow of the previo	us or current presenc	e of any of the	he below
identified hazardous materials on the property?	-	-	·	
1) Load Doard Drint	No	Unknown		
 Lead-Based Paint Asbestos 				
3) Urea-Formaldehyde Foam Insulation				
4) Radon Gas				
a. If "Yes", indicate level of gas if known				
5) Other toxic or hazardous substances				
If the answer to any of the above questions is "Yes", please describ property:		ny repairs, remediati	on or mitigat	ion to the
I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA	•	Yes	No	Unknown
Is the property located in a designated flood plain?				
Is the property or any portion of the property included in a Lake Er. J) DRAINAGE/EROSION: Do you know of any current floodin			osion problem	ms affecting the
property? Yes No	g, uramage, seu			ins affecting the
If "Yes", please describe:				
-				
			CI 1'	1
If owner knows of any repairs, modifications or alterations to the pr grading or erosion problems since owning the property (but not lon				
grading of crosion problems since owning the property (out not for	ger man me pas	t 5 years), please des	ciibe	
K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME (•
building or housing codes, zoning ordinances affecting the property			oroperty?	Yes No
If "Yes", please describe:				
Is the structure on the property designated by any governmental aut	thority as a histo	oric building or as be	ing located in	n an historic
district? (NOTE: such designation may limit changes or improvem	ents that may be	e made to the propert		No
If "Yes", please describe:				
Do you know of any recent or proposed assessments, which could a	affect the proper	ty? Yes No		
If "Yes", please describe:		·		
Is the group of a subject to any miles an even letions of an the group of		-h		
Is the property subject to any rules or regulations of, or the paymen Condominium Association or any other Community Association?	Yes No	-	wners Assoc	lation,
If "Yes", please describe:	Tes No			
		T '.' 1 /		1
Owner's Initials Date/	Purchaser's	s Initials/	Date	/

L) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following No Yes

conditions affecting the property? Yes

- 1) Boundary Agreement
- 2) Boundary Dispute
- 3) Recent Boundary Change

4) Shared Driveway

- 5) Party Walls
- 6) Encroachments From or on Adjacent Property

If the answer to any of the above questions is "Yes", please describe: _____

M) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No If "Yes", please describe:

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: _____

DATE: _____

DATE:

OWNER:

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER:	DATE:
PURCHASER:	DATE:

No